071.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,800 / 901,800
					USE VALUE:	901,800 / 901,800
					ASSESSED:	901,800 / 901,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERENBACH MARC
Owner 2:	
Owner 3:	
Street 1:	26 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOSTER RICHARD E -
Owner 2:	BLACKBURN PATRICIA M -
Street 1:	15 FLINTLOCK WAY
Twn/City:	YARMOUTH PORT
St/Prov:	MA Cntry:
Postal:	02675

NARRATIVE DESCRIPTION

This parcel contains 8,618 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2345 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8618.000	426,800		475,000	901,800
Total Card	0.198	426,800		475,000	901,800
Total Parcel	0.198	426,800		475,000	901,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.55 | /Parcel: 384.5

Legal Description

User Acct 45016

GIS Ref

GIS Ref

Insp Date 10/22/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,800	0	8,618.	475,000	901,800	901,800	Year End Roll	12/18/2019
2019	101	FV	290,800	0	8,618.	475,000	765,800	765,800	Year End Roll	1/3/2019
2018	101	FV	290,800	0	8,618.	407,100	697,900	697,900	Year End Roll	12/20/2017
2017	101	FV	290,800	0	8,618.	380,000	670,800	670,800	Year End Roll	1/3/2017
2016	101	FV	290,800	0	8,618.	325,700	616,500	616,500	Year End	1/4/2016
2015	101	FV	283,500	0	8,618.	291,800	575,300	575,300	Year End Roll	12/11/2014
2014	101	FV	283,500	0	8,618.	270,100	553,600	553,600	Year End Roll	12/16/2013
2013	101	FV	283,500	0	8,618.	257,500	541,000	541,000		12/13/2012

!6019!

PRINT

Date	Time
12/10/20	20:50:11

LAST REV

Date	Time
10/10/19	10:07:21
apro	
6019	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOSTER RICHARD	1424-49		10/1/2012		567,000	No	No		
FOSTER RICHARD	1325-20		8/18/2006	Family	1	No	No		
	1060-187		8/1/1989		272,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1302	Redo Bat	94,696	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	Meas/Inspect	BS	Barbara S
5/27/2009	Info At Door	189	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	267	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45016
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8618		Sq. Ft.	Site		0	70.	0.79	4									474,977						475,000	

Total AC/HA: 0.19784 | Total SF/SM: 8618 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 474,977 | Spl Credit | Total: 475,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23091924
Const Adj.:	1.00191343
Adj $ / SQ:	154.159
Other Features:	101823
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524271
Depreciation:	97514
Depreciated Total:	426757

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1				HB 1			

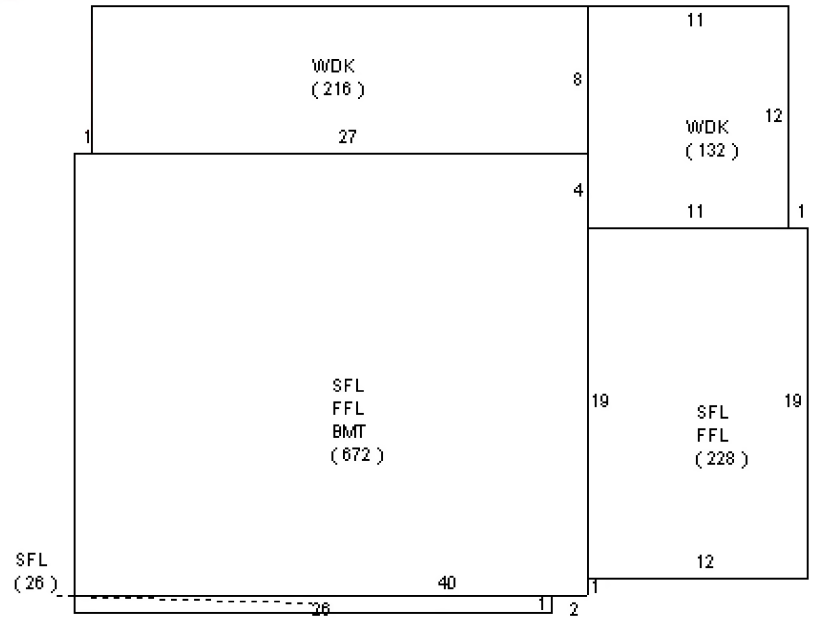
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.53
Special Features:	0	Val/Su Net:	150.97
Final Total:	426800	Val/Su SzAd	236.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	907	154.160	139,896
FFL	First Floor	900	154.160	138,743
BMT	Basement	672	74.000	49,726
WDK	Deck	348	8.890	3,094

Net Sketched Area:	2,827			Total:	331,459
Size Ad	1807.48	Gross Are	2846	FinArea	2345

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80		
SFL	98				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	